

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****SEPTEMBER 21, 2011**

APPEAL #19149 – Steven Tagg, variances 70-31.A, 70-100.1.B, 70-100.2.A(2), 70-100.2.A(4) and 70-100.2.I to permit the maintenance of a deck within a required side yard and with less than the required aggregate side yard setback; walls acting as fencing within a front yard exceeding the permitted height; and accessory structures in a rear yard and within a rear yard setback; E/side # 4 Cary Rd., 160' S/of Vista Hill Rd., Great Neck, Sec. 2, Blk. 178, Lot 9, R-A District.

APPEAL #19164 - Frank Kuzmicki, request for a determination of the applicability of 70-209 or, in the alternative, variance 70-40.B to permit the reconstruction of a single-family structure within a required front yard setback; N/E/cor. #13 Poplar Pl. & Harbor Hills Dr., Port Washington, Sec. 4, Blk. 14, Lot 34, R-B District.

APPEAL #19150 – 17-B Street Corp., request for determination or, in the alternative, variances 70-47.A, 70-47.1.D, 70-51.A, and 70-210.1 to permit the maintenance of an existing dwelling within a required side yard setback on a subdivided lot with insufficient lot area and lot width; N/side #17 School St., 425' E/of Harbor Rd., Port Washington, Sec. 5, Blk. A, Lot 159, R-C District.

APPEAL #19151 – Sussan Lari Mechkat, variances 70-30.C, 70-101.B, and 70-208.F to permit the expansion of a non-conforming single-family structure and an open porch within a required front yard setback; N/side #31 Warner Ave., 188.40' W/of Willis Ave., Roslyn Heights, Sec. 7, Blk. 32, Lot 246, R-A District.

APPEAL #19152 – David Purdy, variances 70-100.2.A(4) and 70-100.2.H to permit the maintenance of a fence exceeding the permitted height and an A/C unit within a required front yard and side yard setback; S/side #106 Lahey St., 190.83' W/of Patton Blvd., New Hyde Park, Sec. 8, Blk. 228, Lot 18, R-C District.

APPEAL #19153 – Joel Nuss/Royce Custom, variances 70-40, 70-41.A(e), 70-101.B to permit the erection of a second floor addition and portico within required front and side yard setbacks; W/side #177 Lawrence St., 46.79' N/of Laurel Dr., New Hyde Park, Sec. 8, Blk. 303, Lot 14, R-B District.

APPEAL #19154 – Denise Thomas, variances 70-50.B & C, 70-51.B, and 70-208.F to permit a second story addition within required front and side yard setbacks to a non-conforming structure; S/W cor. #10 Delano Ct. & New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 331, Lot 11, R-C District.

APPEAL #19155 – Richard & Sandra Dos Santos, variances 70-100.2.A(2) and 70-100.2.H to maintain two A/C units and a fence within a required front yard setback; N/E/cor #130 Leonard Cir. & Birchwood Dr., New Hyde Park, Sec. 9, Blk. 529, Lot 34, R-C District.

APPEAL #19156 – Damon Urso, variance 70-32 to permit the maintenance of a deck within a required rear yard setback; S/side #216 Birch Dr., 224.44' E/of Larch Dr., Manhasset Hills, Sec. 9, Blk. 574, Lot 34, R-A District.

APPEAL #19158 – ISK Port Washington, L.L.C., conditional use 70-126.A to permit the alteration of a commercial building for a food use; S/E/cor. #961 Port Washington Blvd. & Luester T. Mertz Pl., Port Washington, Sec. 6, Blk., 80, Lot 50, B-A District.

APPEAL #19159 – Deborah Cohen, conditional use 70-139.A to permit interior alterations to a retail space for conversion to a retail food use; S/E/cor. #201 Mineola Ave. & MacGregor Ave., Roslyn Heights, Sec. 7, Blk. 52, Lot 51, B-B District.

APPEAL #19160 – Tasty Crepes Franchising, L.L.C., conditional use 70-187.Q and variances 70-103.A to permit the conversion of retail space to a food use with insufficient parking; N/W/cor. #35 Old Country Rd & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 28, I-B District.

APPEAL #19161 – JMT Restaurant Corp., conditional use 70-187.Q and variance 70-103.A to permit the expansion of an existing food use into an existing retail space use with insufficient parking; N/W/cor. #39 Old Country Rd & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 28, I-B District.

APPEAL #19163 – M&G Services, variance 70-196.J to permit the installation of two wall signs exceeding the permitted height above grade; E/side #488 Great Neck Rd., 100' S/of Clair St., Great Neck, Sec. 2, Blk. 50, Lot 6, B-A District.

APPEAL #18491.A - Wachovia Bank/DMPS Realty, LLC., variance 70-226, extension of time for variances previously granted on 11/5/08 [70-103.A(1), 70-103.F & 70-203.T.(2)(a)(2) to permit the erection of a bank and drive-through facility having insufficient off-street parking, loading, and number of vehicle standing spaces], or in the alternative a renewal of the variances granted in Appeal 18491; and variance 70-103.B, insufficient stall size; N/W/cor #2499 Jericho Turnpike & Herricks Rd., Garden City Park, Sec. 9, Blk. 612, Lots 31 & 42, B-A District.

APPEAL #19119 – Hooshasg Sohayegh, request for a determination or, in the alterative, variance 70-50.C, and variances 70-52.3.A, 70-100.1.D and 70-101.B to permit the erection of a new single-family dwelling with a portico within a required front yard setback and sky exposure plane, and a detached garage within 15' of an adjoining residence; S/W/cor. #3 Elliott Pl. and Maple St., Roslyn Heights, Sec. 7, Blk. 49, Lots 806-807, R-C District.